

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of September 30, 2025

The City Council of the City of Davis met in regular meeting session beginning at 6:32 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Bapu Vaitla.

Roll Call: Councilmembers Present: Josh Chapman, Linda Deos, Donna Neville, Gloria Partida, Bapu Vaitla

Councilmembers Absent: None

Other Officers Present: City Manager Daryel Dunston, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

Approval of Agenda L. Deos moved, seconded by D. Neville, to approve the agenda. Motion passed unanimously.

City Manager Announcements City Manager Daryel Dunston: October 5—Davis Neighbors Night Out event. Highlight summer recreation program Campamento Alegre, five days of educational and recreation activities at Davis Migrant Center.

City Council Announcements and Liaison Reports None

Public Comments

- Dorte Jensen: Should have police officer or Police Chief in attendance at City Council meetings to provide feeling of stability and rule of law.
- Alan Hirsch: Should be inspecting trees in new developments to ensure they are planted according to city code.
- Tatiana: Personal experience with a fire in March 2025.
- Connor Gorman: Support city and county entering into settlement agreements to receive compensation from opioid crisis in order to address and mitigate issue. Funds should be used to address Davis impacts. Consent calendar item Transportation Commission Tasks—support, ties into public safety as a broader issue.

Consent Calendar On-Call Engineering Services Agreement Task Order Amendment and Geotechnical Inspection Services Agreement Task Order Amendment for the Bretton Woods Development
Approve Resolution No. 25-143 - Authorizing the City Manager to Execute Task Order No. 24.3 with WSP, Inc. and Task Order 2.2 with Terracon Consultants, Inc. for Bretton Woods Construction Management and Inspection Services and Geotechnical Inspection Services

On-Call Engineering Services Agreement Task Order Amendment for the Chiles Ranch Development

Approve Resolution No. 25-144 - Authorizing the City Manager to Execute Task Order No. 40.1 with WSP, Inc. for Chiles Ranch Construction Management and Inspection Services

On-Call Engineering Services Agreement Task Order Amendment for the Davis Center Project 5th and G Street Contamination Site

Approve Resolution No. 25-145 - Authorizing the City Manager to Execute Amendment No. 3 to Task Order 14 With Kennedy Jenks for Services Related to Fifth and G Street Davis Center Project

Amendment No. 1 to Bill Credit Agreement Regarding Power Generation and Crediting with Clean Energy Assets LLC Which Memorializes a Credit to the City

Approve Resolution No. 25-146 - Authorizing the City Manager to Execute Amendment No. 1 to Bill Credit Agreement with Clean Energy Assets LLC

Independent Police Auditor Annual Evaluation and Contract Renewal

1. Receive the Police Accountability Commission's 2024 annual evaluation of the Independent Police Auditor.
2. Approve Resolution No. 25-147 - Authorizing the City Manager to Execute the 2025-28 Contract with The OIR Group to Extend the Term for Independent Police Auditor Services

Transportation Commission Action Item: Proposed Tasks Request

Approve Commission request to focus on the following tasks:

1. Traffic Safety Around Schools / Safe Routes to School
2. Intelligent Transportation Systems
3. Speed Hump Policy

Commission Minutes:

1. Human Relations Commission Meetings of June 26 and August 28, 2025
2. Planning Commission Meeting of June 11, 2025

Informational

J. Chapman moved, seconded by D. Neville, to approve the consent calendar. Motion passed unanimously.

Policy Considerations in Relation to

Community Development Director Sherri Metzker: Seeking Council input and direction on infrastructure master plans and impact fees, and climate / energy use and production. Peripheral projects and necessary improvements are not included in current plans or adopted fees. Alternatives to

Peripheral Projects

consider: 1) Citywide fee update, 2) Focused fee update – staff recommendation, and 3) Ad hoc approach, pay fair share or pay total cost with reimbursement. Climate Action & Adaptation Plan (CAAP) envisions partnership with Valley Clean Energy (VCE) to spur investment in renewable energy programs. However, VCE is not a solar provider and does not have plans to become one. CAAP proposes to develop a microgrid program and work with VCE to identify locations and strategies, develop action plan. Options to consider: 1) Defer creation – staff recommendation, 2) Require creation, staff develop incentives on ad hoc basis, and 3) Stop processing peripheral projects until General Plan and implementation documents are updated.

Public comments:

- Lorenzo Kristoff: Oppose staff recommendation and all options under climate/energy use and production. Should affirm need for local electricity resources to provide resilient affordable energy. Consider targeted municipal electric utility for greenfield deployment.
- Ari Halberstadt: Oppose staff recommendation microgrid, will miss opportunity to create greenfield municipal utility. City should explore creation to provide electricity within developments, conduct feasibility study.
- Brian Foster, Cunningham Engineering, Village Farms Davis: Concern regarding scope of work of infrastructure option. Local Traffic Analyses already exist and list of improvements and trips already defined, although cost of improvements hasn't been developed.
- Clarke Morrison, Village Farms legal counsel: Open to participating in costs of traffic study and fees if able to review scope of work. Need to discuss further. Not open to paying for entire city.
- Alan Pryor: Oppose imposition of microgrid requirement on peripheral project. Infrastructure can cost up to \$75 million. No guidance on how benefits of microgrid will apply to individual homeowners, not equitable. Too many variables about cost, sizing, and allocation.
- Katie Delehendrich, Greg Francis, Daniel Stein, Chris Cleming and unnamed individuals: Any action must not delay peripheral projects. Consider discussing topics during General Plan development.
- David Massey, Francisco Jimenez: Need more housing in Davis.
- Sabrina Teller: Village Farms CEQA counsel. Support staff recommendation to defer microgrid concept until General Plan update. Concept arose in a citywide plan, should not be added to only 1 or 2 projects. Happy to work with staff to require future phases to opt into a microgrid if it is ready to go in the future. Draft EIR for project has already been circulated. Microgrid concept was not analyzed.
- John Johnston: Support not processing applications until after General Plan update. Consider single Measure J vote, bring all projects into city limit and simplify approval process. Should put wires underground even if microgrid is not fully developed. Save time and cost.

- Ning Wan: Support equitable solutions
- John Decker and Nino Mendez, Alta CA Regional Center, Willowgrove affordable housing developer: Support moving forward with processing Willowgrove. Project will offer integrative employment opportunities for people with disabilities.
- Ron Glick: Should have discussed this during EIR scoping. Future is in battery storage and resiliency.
- Vanessa Erracarte, Willowgrove outreach coordinator: Project has lofty goals for affordability, sustainability. Ready to release draft EIR, intend for November 2026 ballot.
- Bree Mobias, Willowgrove land use counsel: Support staff recommendation for alternative 2 traffic study and impact fees, contribute fair share. Scope of work—expected, consultant will use existing counts/data. Already studied creation of microgrid for project.
- Tom McKellmott, Willowgrove solar energy consultant: Solar and clean energy will be dominant form of energy in next decade. Have analyzed potential, solar generation could potentially offset approximately 60% of load, but issues exist and will not contribute to affordability of housing.
- Mark Huising: Opportunity to provide clean affordable energy. Generating and storing local energy can offset significant future costs. Oppose deferring until after General Plan update.
- Sandy Whitcombe, Village Farms applicant: City previously requested fair share payment for fee study, applicant agreed to it with the understanding there would have time to evaluate scope and price. Should not burden developers with cost of study if not able to provide certainty that projects will be built, study should be post-election.
- Connor Gorman: Support microgrids. Defer until after broad based community discussion if possible to implement microgrid in new developments.
- Justine Ceneary, Nora, Heather Jones, Sarah Kinosh, Cristina Best, Joshua Kristeu, and Elsa and Will Siegar: Support Willowgrove project.
- Krista Hoffman and unnamed individual: Support Village Farms project, must not slow down project and add more requirements.

City Council recessed at 8:00 p.m. and reconvened at 8:06 p.m.

J. Chapman moved, seconded by D. Neville, to direct staff to prepare a fee program focused on only the Village Farms Davis and Willowgrove projects and cover the issues identified by the Local Traffic Analyses prepared for those projects. Motion passed unanimously.

Councilmember feedback on climate/energy use and production:

G. Partida: Oppose option 1. Align with CAAP as much as possible.

B. Vaitla: Staff to come up with ideas and reasonable asks based on CAAP actions, feasible by developer and city priority. Develop set of options for council workshop on November 4. CEQA requires mitigation of emissions; if city has offset instrument available and city can receive funds, should be preferred.

I. Khalsa: EIR requires developer to either buy offsets or there are other options to choose from. Occurs before certificate of occupancy for each phase.

L. Deos: Important to look at resiliency issue in broader discussions. No action that will result in recirculation of EIR.

D. Neville: No delay or recirculation. Return to council with reasonable features that can be required. If develop local municipal utility in future, Development Agreement should require connections if up and running before certificate of occupancy.

J. Chapman: Interested in deeper dive into microgrids. No delays to projects.

D. Dunston: Staff clarification—Council does not support a microgrid requirement. Staff will look at CAAP and consider options that can be included in Development Agreement for Council deliberation, provided that nothing will trigger EIR recirculation or cause a deviation from current timeline.

AB 1234 Reporting

None

Long Range Calendar

D. Dunston: December 2 meeting—Village Farms Public Hearing, two councilmembers out of country. Request to move public hearing to December 16. Council consensus.

D. Dunston: Request from councilmember for pre-discussion about affordable housing on October 21 before November 4 Village Farms workshop. Council consensus.

Public comment:

- Rochelle Swanson: Make sure developers are in town when council discussion occurs.

Adjournment

Meeting was adjourned at 8:48 p.m.

Zoe Mirabile
City Clerk